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# THE JOHN F. KENNEDY MUSEUM

## Charlestown Naval Shipyard/A Proposal

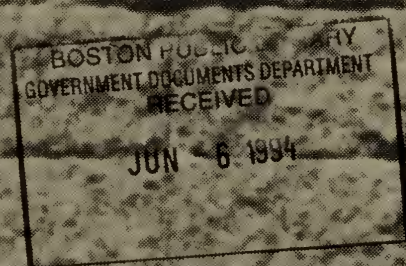
Boston Redevelopment Authority/ Robert T. Kenney/Director

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## **THE JOHN F. KENNEDY MUSEUM**

### **Charlestown Naval Shipyard / A Proposal**

In February of this year, the Boston Redevelopment Authority presented a comprehensive proposal for the development of the Charlestown Naval Shipyard. In addition to the present USS Constitution National Historic Site, this proposal outlined a development consisting of new housing, commercial uses, visitor accommodations, and a proposal for locating the entire John F. Kennedy Library Complex on the site.

The Authority will continue to seek funding mechanisms necessary to implement the private development proposals for the former shipyard. However, recent decisions of the Kennedy Library Corporation indicate that it may be useful to detail further an alternative proposal for the museum portion of the Kennedy Library at the Charlestown Naval Shipyard.

Given the wealth of historic structures in the shipyard, the presence of the USS Constitution and the historic park, views of Boston harbor and the City of Boston from the site, and ongoing programs to improve access to the site, we believe that the Charlestown Naval Shipyard offers a number of outstanding possibilities for the John F. Kennedy Museum.

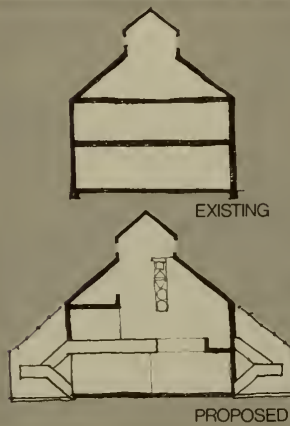
The purpose of this brochure is to review briefly a proposal for locating the museum portion of the Kennedy Library Complex in the Charlestown Naval Shipyard. The proposal set forth calls for the reuse of an historic granite structure for the museum located within the USS Constitution National Historic Site.

We believe that this proposal is a feasible and viable solution to the problem of finding a location appropriate to the legend of John Fitzgerald Kennedy.





Exterior View of Proposed Building 24



EXISTING

PROPOSED



Proposed section at entrance to Building 24

## Building 24 / A Proposal

It is proposed that Building #24 be rehabilitated and reused for the Kennedy Museum. This historic granite structure built in 1847 is located within the USS Constitution National Historic Site, easily accessible from Gates 1, 2 and 4, and faces the historic granite dry dock used periodically for maintenance of the USS Constitution.

The structure contains approximately 70,000 square feet on three floors. A frame addition to the granite structure will be demolished, leaving 45,000 square feet of space for the Museum.

Rehabilitation costs which will be necessary to accommodate the program needs of the Kennedy Museum are estimated at approximately \$2,000,000. Other site improvement costs, including landscaping, are estimated at \$375,000. Including architectural and engineering fees, the total development cost is estimated at approximately \$2,542,000.

Implementation of this alternative will require a cooperation agreement between the National Park Service and the General Services Administration for use and maintenance of Building #24 for the Kennedy Museum. This agreement would be similar to the NPS/GSA agreement for the Roosevelt Library in Hyde Park, New York. In Charlestown, a precedent for this exists in terms of the agreement between the NPS and the USS Constitution Museum Foundation for use of Building #22 within the Historic Park site.



## PROPERTY DATA AND PRELIMINARY DEVELOPMENT COSTS

### Building 24 / Proposed Kennedy Museum

TOTAL SITE AREA 45,000 square feet

BUILDING DATA	Building #	Year Built	# Floors	Total Floor Area (Square Feet)	Proposed Action
	24	1847	3	69,990	Rehabilitate original portion of building (approximately 45,000 sq. ft. for JFK Museum Use) Demolish Frame Addition
DEVELOPMENT COSTS	Proposed Action		Building #	Estimated Costs	Source of Funds
	Demolition of Frame Addition		24	\$50,000	JFK Foundation
	Rehabilitation for JFK Museum Use @ \$40/s.f.		24	Exterior \$100,000 Interior \$1,800,000	NPS Preservation Grant JFK Foundation JFK Foundation
	Total (excluding exhibits)			\$2,000,000	
	Site Improvements and Landscaping @ \$15/s.f.			\$375,000	JFK Foundation
	Total Development Costs			\$2,375,000	
	Architectural and Engineering Fees @ 7%			\$167,000	
				\$2,542,000	

### Building 36 / Adjacent Site Improvements

TOTAL SITE AREA 12.4 acres (including Dry Dock #2)

BUILDING DATA	Building #	Year Built	# Floors	Total Floor Area (Square Feet)	Proposed Action
	36	1866	3	60,004	Reuse for Navy Shops
	195	1938	2	202,422	Demolish
	197	1941	7	196,267	Demolish
DEVELOPMENT COSTS (Preliminary)	Proposed Action		Building #	Estimated Costs	Source of Funds
	Demolition		195	\$598,500 — \$665,000	EDA, City of Boston
	Demolition		197	\$301,500 — \$335,000	
			TOTAL	\$900,000 — \$1,000,000	
	Site Improvements and Landscaping			\$2,000,000	
	Total Development Costs			<u>\$2,900,000 — \$3,000,000</u>	City of Boston and Bureau of Outdoor Recreation



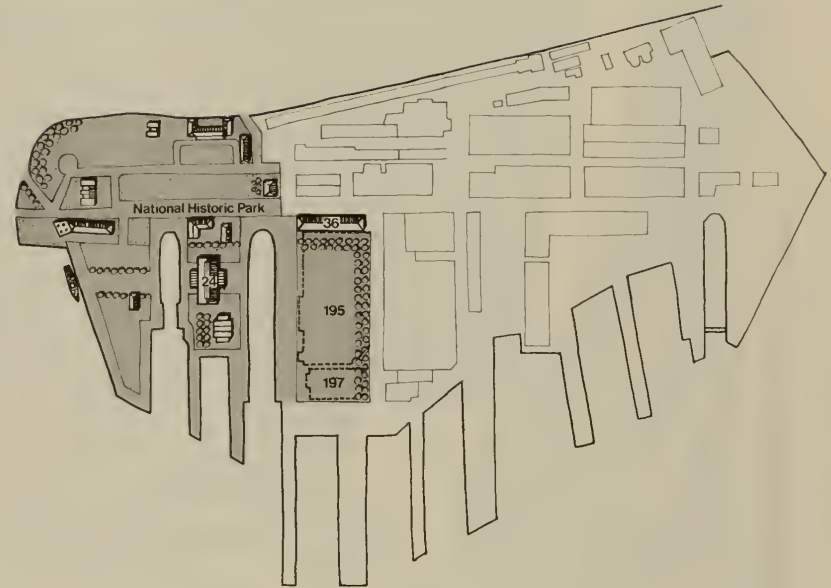
## Adjacent Site Improvements

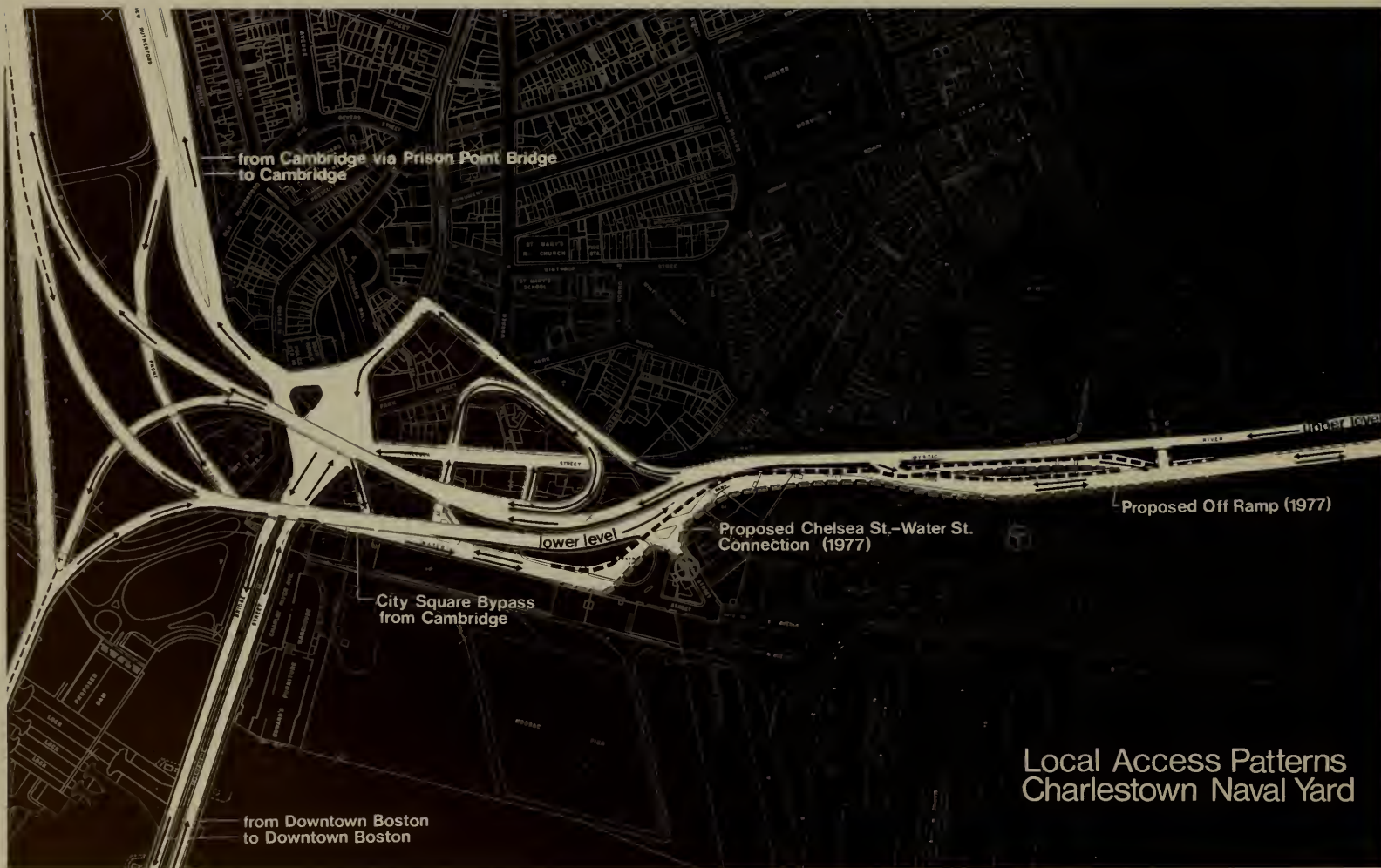
In order to implement the proposal for the Kennedy Museum in Building #24 within the USS Constitution National Historic site, additional activities will be carried out by the City of Boston in areas adjacent to the Museum site.

At the present time, Building #24 is scheduled to be used by Navy personnel for shops necessary for the maintenance of the USS Constitution. These activities will be relocated to Building #36 immediately adjacent to Dry Dock #2.

In addition, the two obsolete structures along the dry dock will be demolished and the cleared land will be landscaped as a public open space area. Demolition of these structures (Buildings #195 and #197) will improve the setting for the Kennedy Museum, and open vistas to and from the Museum in Building #24. This demolition will be carried out by the City of Boston under a grant from the Economic Development Administration and is estimated at \$900,000. Landscaping costs, estimated at \$2,000,000 will be carried out by the City, using funds from the Bureau of Outdoor Recreation and local funds.

It is possible that funding from additional sources will be obtained, including funds from Harvard University, Boston's Community Development Block Grant Program, and/or the Charlestown Urban Renewal Project Budget. Under these existing funding mechanisms, no Congressional actions or appropriations would be necessary.





Local Access Patterns  
Charlestown Naval Yard



## Access and Transportation

Previous studies carried out by the Boston Redevelopment Authority have indicated that traffic generated by the proposed Kennedy Museum will not significantly increase existing traffic in City Square and the Charlestown community.

Nevertheless, several traffic improvements underway now will alleviate traffic congestion in City Square, improve public access to Charlestown Navy Yard, and upgrade the overall appearance of the area.

Demolition of the Charlestown Elevated will be undertaken this year, and changes to the City Square intersection to improve traffic and pedestrian flow have been designed and will be underway soon. The State Department of Public Works is committed to carrying out the improvements to City Square at a cost of \$1.5 million.

In addition, improved access to the Charlestown Navy Yard will be achieved via improvements to Water and Chelsea Streets. Preliminary design and engineering work has been undertaken. The State Department of Public Works is committed to implementing this project at a cost estimated between \$5-7 million.

Until such time as permanent parking facilities are provided in conjunction with the development of the remaining portions of the Navy Yard, parking facilities are available near Gate 4 in lots under the Mystic River Bridge structure. Consultant studies indicate that in addition to the spaces available presently, an additional 300-600 spaces on grade could be provided, for a total of 700-1,000 spaces.

Public transit to the Charlestown Naval Shipyard is provided by the MBTA's Orange Line rapid transit route. This new line crosses under the Charles River with the first stop at Bunker Hill Community College, a 20-minute walk to the Museum site. New bus service has already been planned that will connect the Navy Yard to the rapid transit system as well as serve the Charlestown residential community.



The "New" City Square

### Traffic Improvements in Charlestown

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#### City Square

Cost: \$1-1.5 million

Timing:

Engineering Drawings and Bidding Complete—Fall, 1975

Construction Starts—Spring, 1976

Construction Complete—Fall, 1976

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#### Water/Chelsea—Little Mystic Bridge

Cost: \$5-7 million

Timing:

EIS—Underway (July, 1975) Complete—October, 1975

State and Federal Approval—Early 1976

Design and Construction Contracts—Summer, 1976

Construction Starts—Fall, 1976

Construction Complete—Roadway (Water-Chelsea) Fall, 1977  
Bridge (Little Mystic) Fall, 1978

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#### Boston to Charlestown Ramp

May not be needed.

If needed, present ramp would be relocated north in Vine Street area connecting to Chelsea Street.

Cost: \$400,000

Agency responsible for carrying out project—Massachusetts Department of Public Works as part of Water/Chelsea—Little Mystic Project.

Timing: Same as Water/Chelsea—Little Mystic Project.

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The USS Constitution located in the National Historic Park

### Schedule of Proposed Actions

October 1, 1974—the Boston National Historical Park, including five sites on Boston's Freedom Trail, as well as Bunker Hill and the Charlestown Navy Yard, authorized by Congress.

April, 1975—Master Plan team completes first draft of planning alternatives for in-house review by National Park Service.

May, 1975—Project Manager appointed for Boston National Historical Park.

June, 1975—National Park Service presents recommendations for fiscal '76 budget amendment to the Department of Interior. Amount expected to be \$1.3 million for operating funds. Department of Interior support anticipated.

Fall, 1975—Budget request for five-year development program totalling \$11 million.

January, 1976—Target for formal establishment of the park.

Winter-Spring, 1976—Site improvements to the Navy Yard, including appropriate demolition and landscaping and the installation of interpretive devices. Seasonal staffing of interpretive and maintenance personnel.

### Chronology of 1976 Funding Recommendations

	Operating	Development
National Park Service estimate .....	\$1,700,000	\$600,000
Department of Interior original recommendation .....	0	0
Boston Redevelopment Authority April recommendation .....	2,500,000	800,000
Revised (May) National Park Service recommendation .....	750,000	200,000
Anticipated Revised Plan (June) National Park Service recommendation .....	1,300,000	200,000



## USS CONSTITUTION NATIONAL HISTORIC PARK

### Building Data and Current Proposed Use By National Park Service

Total Land Area 30 acres (23 acres land, 7 acres water)

Building Number	Year Built	Floor Area		National Park Service Current Proposed Use
		Floors	Square Feet	
1	1941	1	2,482	Garage, Support facility
4	1827	2	5,688	Support facility, Constitution
5	1803	3	33,658	Visitor Center Complex – Crew and Officers of Constitution
10	1852	2	5,600	Visitor facility
22	1832	3	26,693	USS Constitution Museum Foundation – Exhibit
24	1847	2	69,990	Navy Maintenance
28	1850	2	8,160	National Park Service – laboratories
32	1857	1	4,423	Joint use – Navy and Park Service (training)
109	1944	2	6,668	To be demolished
125	1906	2	10,188	Park Service Storage, Equipment
136	1909	3	11,520	Administration Offices, National Park Service
198	1941	3	60,225	To be demolished (restore parade ground)
204	1927	3	38,831	To be demolished
265	1833	2	26,488	Naval Officers' Living Quarters
267	1959	1	374	Gatehouse
G	1809	2	10,400	Commandant's House (house museum)
I	1823	4	36,800	Educational facility

This presentation has reviewed briefly a proposal for the reuse of an historic granite structure within the Charlestown Naval Shipyard for the John F. Kennedy Museum.

We believe that the Charlestown Naval Yard will become the location for a number of public and semi-public uses and institutions, combined with opportunities for substantial private redevelopment. Adjacent to the USS Constitution National Historic Park Site, the location offers unparalleled opportunities for the John F. Kennedy Museum.

With concurrence of the Kennedy Library Corporation, we are prepared to commence immediately with the necessary procedures to implement this proposal.

This proposal is financially feasible and achievable within the framework of existing governmental institutions. Our precedent for successful reuse of a portion of the Charlestown Naval Yard has been established with the implementation of the USS Constitution National Historic Site.

**Boston Redevelopment Authority**

Robert L. Farrell, *Chairman*

Joseph J. Walsh, *Vice Chairman*

James G. Colbert, *Treasurer*

Paul J. Burns, *Assistant Treasurer*

James K. Flaherty, *Member*

Kane Simonian, *Secretary*

Robert T. Kenney, *Director*



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